

# **The Historic Main Street Redevelopment Plan**

**Borough of Franklin, Sussex County, New Jersey**

**Adopted by the Franklin Borough Council on \_\_\_\_\_**



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## APPENDIX A

### PROPERTY IDENTIFICATION DATA

## APPENDIX B

### DESIGN STANDARDS

COVER PHOTO – *This photo, taken in the early part of the 20<sup>th</sup> century, is of a building located at the corner of Junction and Main. At the time, it was the “General Store” of the NJ Zinc Company and architecturally, it was a very attractive structure, with decorative brick work and a substantial amount of glass. Today, it accommodates a deli and several residential apartments. Its façade has been somewhat compromised but the historic character of the building is reasonably intact – photo courtesy of Phillip Crabb, Borough Historian*

The original of this report was signed and sealed in accordance with NJSA 45:14A-12

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## EXECUTIVE SUMMARY

The Historic Main Street Redevelopment Plan (The Plan) is the culmination of many years of study and discussion about the future of Main Street and its environs. A particularly important component of the Plan involves the former Zinc Mine Company property, which is in close proximity to Main Street. The Plan builds on previous planning documents, as well as new thoughts and ideas by the current Planning Board. The Plan also references the well known revitalization approach of the National Main Street Center, which advocates four important principles necessary for any revitalization effort – Organization, Design, Economic Restructuring and Promotion.

The Plan is divided into ten sections, with sections 5 through 8 being the most important parts of the document. Section 5 outlines the three phase strategy, which is aimed at producing some immediate results, as well as devising a long term “game plan” for Main Street’s revitalization. Main Street and its environs still have many assets, such as two key public facilities located there – the municipal building and the library. But there are liabilities that also have to be addressed and they are clearly identified in the Plan. Among them are parking issues, inappropriate façade modifications, vacant buildings and the need for certain infrastructure improvements.

Section 6 provides a detailed list of the tasks / projects associated with Phase 1. The geographic area of Phase 1 is relatively small but important because of its central location. Of prime importance in Phase 1 is the redevelopment of the upper portion of the former Zinc Mine property. It is also emphasized in Section 6 that the anticipated revitalization effort must be a private / public partnership. The municipality cannot implement the revitalization effort without the private sector fully participating. The municipality can act as the catalyst to get things going but private investment and cooperation is equally important.

Phases 2 and 3 focus on the areas to the north and south, respectively, of Phase 1. Many of the tasks / projects applicable to Phase 1 also apply to these two phases as well, such as the need to devise an overall parking strategy. An important component of Phase 3 is the possible reactivation of the Franklin Theater, which has been vacant for many years. This possibility has many hurdles in front of it but they are not insurmountable. And if the theater can be reactivated, it promises to be a “game changer” for the future of Main Street.

In summary, the Plan is an ambitious but pragmatic one. It seeks to find the appropriate role for Main Street and its environs in the 21<sup>st</sup> century. The Plan envisions steady progress, over a number of years, until this part of the community once again is seen as a more important part of the Borough of Franklin than it is now

# 1. INTRODUCTION

## OVERVIEW, HISTORY AND LEGAL REQUIREMENTS

The **Historic Main Street Redevelopment Plan (this Plan)** is part of a long term effort intended to help achieve the goal of strengthening the economic and residential base of the community. That effort has involved several locations within the Borough of Franklin, one of which is the area that is the subject of this redevelopment plan – specifically, a number of selected “Main Street” properties - which collectively were once the commercial and cultural hub of the community..... together with a number of other properties in the general vicinity of Main Street. Several of the properties, in the general vicinity of Main Street, that are part of this Plan, include acreage formerly owned by the NJ Zinc Company, as well as properties owned by others, including several Borough of Franklin parcels.

By way of clarification, a number of the aforementioned properties are part of a designated redevelopment area (The Zinc Mine Redevelopment Area). The Main Street area itself, however, is a designated rehabilitation area (The Main Street Rehabilitation Area). Both the redevelopment area and rehabilitation area were approved recently by the Franklin Borough Council and the Commissioner of the NJ Dept of Community Affairs.

The New Jersey statute governing redevelopment and rehabilitation areas authorizes municipalities to prepare redevelopment plans for rehabilitation areas, as well as redevelopment areas. Please note that a plan for a rehabilitation area is identified as a redevelopment plan, not a rehabilitation plan. It is the purpose of this document, then, to serve as a joint redevelopment plan for both the aforementioned redevelopment area, as well as for the previously mentioned rehabilitation area. See Exhibit 1 on the next page for the boundaries of both the redevelopment area and the rehabilitation area

The effort to strengthen the overall economic and residential base of the community grew out of a series of recommendations, which are contained in the 2010 Franklin Borough Redevelopment Ad Hoc Committee Report (the **Ad Hoc Report**). In that report, the Main Street area and Zinc Mine property are discussed in some detail.

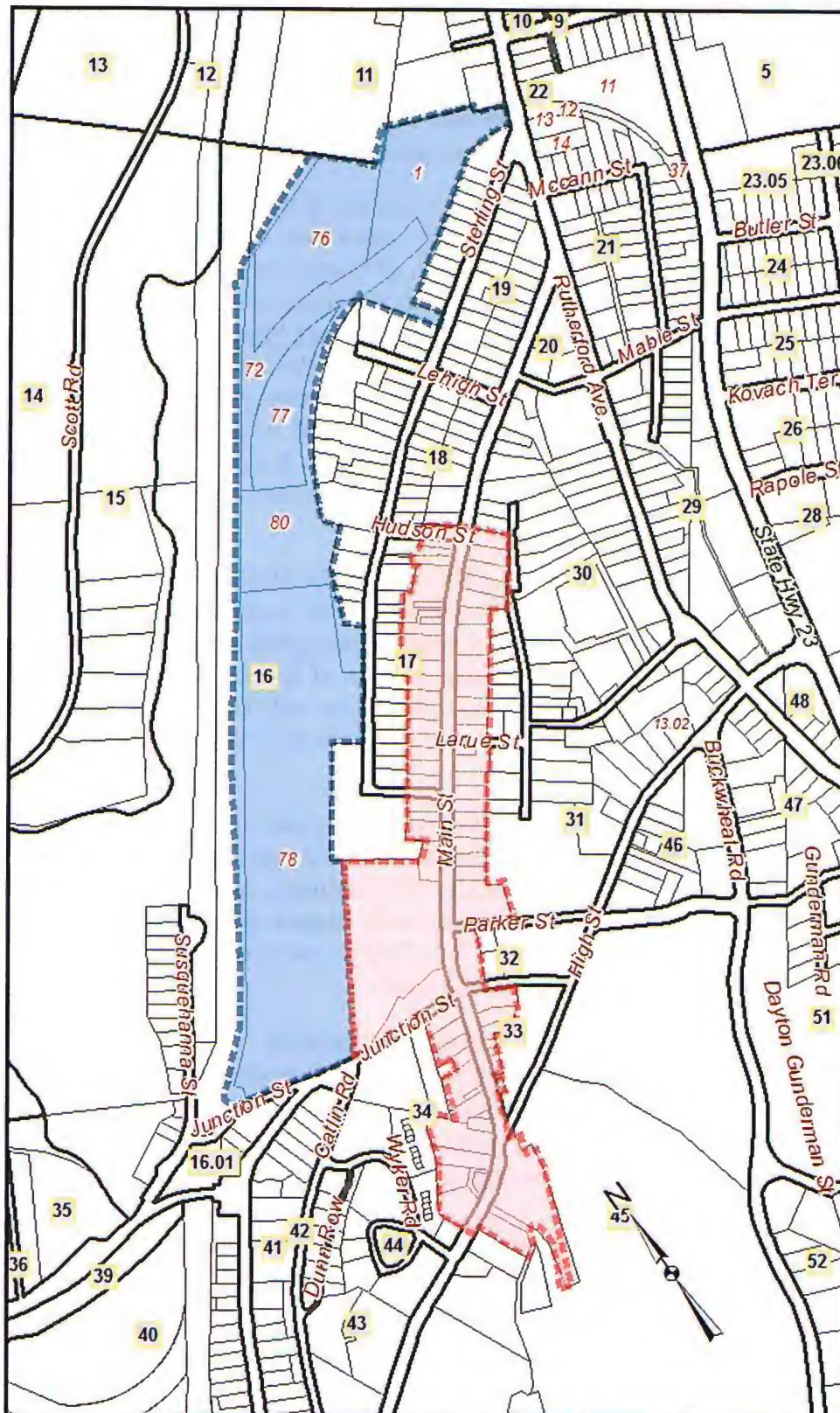
Prior to the 2010 Ad Hoc Report, in 2006, the Franklin Planning Board adopted a Main Street Revitalization Plan (the **2006 Plan**), which proposed a strategy to make the Main Street area a more productive part of the community. More will be discussed about the 2006 Plan later in this document. And in 2015 the Master Plan Re-examination Report of the Borough also considered the issue of the decline of the Main Street area and emphasized the necessity of doing something about that decline. The decline, then, is not recent. Its origins and sources can be traced back decades. Suffice it to say, that as of the date of this Plan the efforts to revitalize the Main Street area have not been very successful and the feeling is becoming stronger that time is running out for the Borough to reverse this decline.

However, the problems plaguing the Main Street area need not be fatal. This part of the community still has some assets and unrealized potential, which provide some hope that



# EXHIBIT 1

## MAIN STREET REDEVELOPMENT AND REHABILITATION BOUNDARY MAP



### Legend

- Parcels
- Rehabilitation
- Redevelopment

0 250 500  
Feet

August 1, 2018

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This map was developed using Sussex County Geographic Information System (SCOGIS) digital data, but this secondary product has not been verified by SCOGIS and is not county-authorized.

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



can counter the cynicism, which has taken hold about the future of this portion of the community. But it must be recognized that the Main Street area will never return to the role it played during the first five or six decades of the 20<sup>th</sup> century. Those days are gone. The new role selected for the Main Street area must be realistic in the context of what is possible during the future years of the early part of the 21<sup>st</sup> century. And above all, there has to be action; there has to be implementation and there has to be visible progress.

Recognizing that it would be helpful to have a fresh set of eyes look at the Main Street area problem, the Borough requested planning assistance from the Local Planning Services (LPS) group within the New Jersey Dept. of Community Affairs (NJDCA). That group of planning and design professionals undertook a study of the Main Street area and produced a report in 2017 entitled the Main Street Targeted Strategic Plan (the NJDCA Plan). Given the limited amount of time and resources of the LPS group, their study did not encompass either the entire Main Street area; the entire designated rehabilitation area..... or the entire designated redevelopment area. Instead, as the title of the document indicates, the NJDCA Plan “targeted” some key properties and offered some “strategic” recommendations aimed at producing some positive, visible results in a reasonable amount of time.

The approach taken by this document – the **Historic Main Street Redevelopment Plan** – involves utilizing data, ideas, recommendations and conclusions from the LPS document, as well as from the 2006 Plan and supplementing that material with additional data, ideas, recommendations and conclusions – some of it new; some of it not. As a result of this approach, the NJDCA Plan and 2006 Plan will be referenced repeatedly throughout this document and in some instances excerpts from those documents will be included where appropriate.

Looking briefly at the broader picture, all redevelopment plans must be tailored to fit the geographic area for which the plan is prepared and must take into consideration the planning policies and goals of the community. Furthermore, each redevelopment plan must deal with the realities that exist especially with respect to any special and unique considerations affecting the properties involved. Finally, each redevelopment plan must, by statute, address at a minimum, the following items:

- The relationship of the plan to local planning objectives
- Proposed land uses and building requirements in the project area
- A resident relocation strategy, if required
- The identification of any property proposed to be acquired
- The relationship of the plan to the plans and policies of other governmental entities
- Other technical and administrative details normally incorporated into a redevelopment plan, as prescribed by law

In addition, the redevelopment plan for a designated rehabilitation area must address the issues that were identified in connection with the rehabilitation designation – specifically in this instance, infrastructure and housing issues



This Plan will meet all of the above referenced requirements and will establish the initial framework for the future redevelopment of what is known as **Historic Main Street**. In summary, the Historic Main Street Redevelopment Plan consists of the text of this document, as well as the maps plus other graphic and supplementary material contained and / or referenced herein

#### **THE SCOPE AND GENERAL STRATEGY OF THE REDEVELOPMENT PLAN**

The geographic area encompassed by this Plan includes only part of Main Street - not its entire length - although there will be comments offered about the north and south ends of Main Street, which are not included in the Plan. In addition to the Main Street area, the entire former Zinc Mine site and adjoining properties - all the way north to Rutherford Ave - are included. Section 5, herein, provides further information about the geographic area in question.

This Plan is divided into three phases, with Phase 1 being the primary focus of this document. Phases 2 and 3 are discussed, as well, but in much less detail than Phase 1. The intent is to flesh out the details of Phases 2 and 3, as the successes associated with Phase 1 provide the momentum to proceed with the remaining two phases.

In a very important sense, this Plan is intended to facilitate a public / private partnership. The ability to make the Main Street area a more productive part of the community is beyond the ability of the municipality to do on its own and it's also beyond the ability of the private sector to do so. It can only happen if the public and private sectors work together. This document is one of the beginning steps (there have been others in recent years) in the Borough's commitment to the Main Street area but it can't be the end of that commitment. That commitment has to continue toward implementation, as well. Likewise, the private sector has to step up. Past practices of acquiring properties and then providing minimal maintenance and supervision, has been partly responsible for where the Main Street area finds itself now. Clearly, the private sector is about "profit" and the Borough recognizes that fact. Although the Borough cannot guarantee that private sector involvement will result in a profit, Franklin can offer various incentives and its cooperation to those who share in the Borough's vision of the future pertaining to this part of the community.

Finally and most importantly, the effort to rejuvenate the Main Street area rests on some principles that have guided other similar efforts in other municipalities. And this Plan endorses this successful approach. Specifically, the **National Main Street Center (NMSC)**, which has been in existence for several decades, emphasizes a four part program, which it has found to be essential for these types of revitalization efforts. In summary, the four parts are **Design, Organization, Economic Restructuring and Promotion**. The term "Design" simply means improving the appearance of an area by implementing appropriate streetscape and other infrastructure projects. Encouraging attractive building facades is also an important design element and should be pursued. It also means improving how an area functions, which often involves developing a parking strategy, as well as an adequate pedestrian network.

The meaning of the term "Organization" is obvious. Nothing gets done without being organized. And those most impacted – property owners, business owners, public officials,

residents – must all be part of and / or represented within the organization. The Borough of Franklin is taking the lead, initially, in establishing the needed organizational structure but other entities may also need to get involved, such as The Franklin / Hardyston Chamber of Commerce.

“Economic Restructuring” is probably the most difficult of the terms to clearly define. But very simply it means changing the dynamics of an area by injecting new activities, businesses, buildings etc. into a location that was satisfied with the status quo. Such change often causes disruption but for the most part such disruption causes positive results. The “bottom line” with respect to economic restructuring, very simply, is to increase property values and add jobs, as well as increase sales and related economic activity.

Finally, the term “Promotion” means letting the world – or at least Sussex County and the State of New Jersey - know what you have. At first, there may not be much to promote. And the promotional activity may at first seem not to be working. Business people know how long it often takes to get results from a marketing program. If it is a well thought out marketing program, eventually it will produce results. In this particular instance, we know that for a variety of reasons, Main Street will not become the retail center of Franklin again – Route 23 is and will continue to be. The Main Street area, however, can attract some new retail uses but it will take time and they will be “niche” type uses. It will also take time to convince people that Main Street is a great place to live and visit. But it can be done.

The alternative is to accept the status quo, which is not acceptable. So, as time and resources are spent on Design, Organization and Economic Restructuring, Promotion can’t be neglected, otherwise the results will be less than they could be. It is beyond the scope of this document to flesh out the Organization and Promotion components of the NMSC program. This document will, however, focus on the Design and Economic Restructuring components and how they can lead to the desired results for the Main Street area.



## **2. LOCAL PLANNING OBJECTIVES AND THE GOALS AND OBJECTIVES OF THIS REDEVELOPMENT PLAN**

As noted previously, Franklin Borough has been engaged in a comprehensive planning process for decades, updating its planning policies and objectives on a regular basis. This Plan is part of that process and builds on what has gone before it, including but not limited to the 2003 Franklin Borough Master Plan, the 2006 Main Street Revitalization Plan and the 2009 and 2016 Franklin Borough Master Plan Reexamination Reports, as well as the 2010 Franklin Borough Redevelopment Ad Hoc Committee Report. In addition, this document utilizes data and recommendations contained in the recently completed NJDCA Main Street Targeted Strategic Plan.

In the aforementioned documents, which will be discussed in some detail in Section 3, herein, there are repeated references to the future of both the Main Street area, as well as the former Zinc Mine property, the problems associated with this part of the Borough and how those problems should be addressed. The 2006 Plan utilized a recognized approach to the revitalization of an older suburban business district, which involved providing for the construction of a substantial number of new multi family residential units in close proximity to Main Street. The disposable income from the residents of those new units was intended to entice retail businesses back to Main Street. In fact, an age restricted multi family proposal for the Zinc Mine property was briefly considered, during this timeframe. However, that proposal proved not to be feasible because of changing market conditions and other factors. Nevertheless, the possibility of a large multi family complex in the Main Street / Zinc Mine area can't be ruled out and there are other goals contained in the 2006 document that are still relevant, such as the streetscape and other physical improvements, which will help change the image of the Main Street area

The 2009 and 2015 Master Plan Re-examination Reports included a Vision Statement for the Borough that is worth quoting in part because it establishes the foundation for the efforts associated with the revitalization of Main Street and its environs. Specifically, the Vision Statement begins on page 9 of the 2015 document and at the top of the next page, the first paragraph focuses directly on Main Street. It reads as follows:

THE BOROUGH'S "ORIGINAL" MAIN STREET, BY 2030, WILL HAVE UNDERGONE A TRANSFORMATION MAKING IT AGAIN A FOCAL POINT OF THE COMMUNITY, ALBEIT A DIFFERENT TYPE OF FOCAL POINT THAN IT WAS ORIGINALLY. NEW RESIDENTS AND COMMERCIAL USES WILL INCREASE THE LEVEL OF ACTIVITY IN THIS PART OF THE BOROUGH, TAKING ADVANTAGE OF THE COMPACT, WALKABLE ENVIRONMENT THAT BY 2030 WILL BE ENHANCED AND EXPANDED. THE NEW COMMERCIAL USES WILL SERVE THE RESIDENTS IN THE IMMEDIATE AREA BUT WILL ALSO INCLUDE NICHE, SPECIALITY USES THAT WILL DRAW CUSTOMERS FROM OTHER AREAS AS WELL. THE HISTORICAL CHARACTER AND RESOURCES OF THIS AREA WILL BE ENHANCED AND WILL ALSO BE COMPLEMENTED BY ANY NEW DEVELOPMENT.

Given the aforementioned statement, as well as other applicable considerations, the following goals and objectives – which are consistent with the overall planning policies of the Borough - are established to serve as the guide for the redevelopment / rehabilitation of the Historic Main Street Area:

### **Redevelopment Goals**

The redevelopment goals that the Borough wishes to achieve in this designated redevelopment / rehabilitation area are:

- To encourage the revitalization of the central core of the community
- To strengthen the residential base of the community, which at the same time will help enhance the retail and service commercial opportunities along Main Street
- To encourage the reuse of vacant land, not important for open space or recreational purposes, and vacant buildings

### **Redevelopment Objectives**

Activities and projects in this designated redevelopment / rehabilitation area will be undertaken in conformity with the aforementioned goals by also adhering to the following objectives:

- One of the two most important objectives of this Plan is to eliminate those conditions that caused certain properties to be designated as an “Area in Need of Rehabilitation” by implementing infrastructure related improvements and a targeted housing rehabilitation program.
- The second most important objective of this Plan is to return any vacant tracts of land and buildings to a productive state. Specifically, the Zinc Mine property and adjoining acreage fit this category, as well as nearby buildings along Main Street
- A third objective is to encourage the use of private capital in this redevelopment / rehabilitation area and other properties adjacent to it
- A fourth objective concerns the promotion of the health, safety and general welfare of the community through the redevelopment of this area and other nearby locations, provided neighboring properties are not impacted negatively.
- A fifth objective is to implement a comprehensive parking strategy
- The last objective is to incorporate the historic character of Main Street into any new development that occurs there or nearby



In addition to the aforementioned goals and objectives, the following excerpt from the 2015 Master Plan Reexamination Report (page 21) is presented as evidence of the continuing perseverance on the part of the Borough to revitalize the Main Street area

*Main St and its revitalization, including the Zinc Mine property, has been at the forefront of the Borough's planning efforts, literally for decades. This area of the Borough, although it has many assets, also has many problems. The strategy devised in the 2003 Master Plan and the 2006 Main St Revitalization Plan for this area, has not produced the results intended. The NJ Dept of Community Affairs will be working with the Borough to update this strategy. It would be premature to speculate what that strategy might be but it will probably still include a mixed use component but may also be more realistic regarding the extent and nature of commercial development that Main St can support. Main St will never return to its role as the economic and cultural center of the Borough, as it once was, but there is still the opportunity for this part of the Borough to be more productive and attractive than it is now.*

In summary, the Borough's focus on the Main Street area has been comprehensive, as can be seen from the aforementioned statements contained in the 2009 and 2015 Master Plan Reexamination Reports and other documents. Now, the next step of facilitating the redevelopment of the this portion of the Borough will be the job of this Plan

### **3. RELATED PLANNING DOCUMENTS**

#### **INTRODUCTION**

The two previous sections of this document identified and briefly discussed other planning documents relevant to this Plan. As already noted, this Plan builds upon the foundation established by the previous planning efforts that produced these documents. Each document in its own way is important to shaping a new strategy, which will produce the end product of a revitalized Main Street area that has been so elusive up until now. However, these documents all have one thing in common that is not true of this document. These documents were studies that offered guidance but lacked the legal structure to get things done. In contrast, this document is intended to be an “Action Plan”, which the New Jersey statutes governing redevelopment and rehabilitation areas encourage. So, this document, in conjunction with the previously mentioned approach of a public / private partnership, has the potential to produce the results that are so necessary to the Borough’s future.

A summary of the contents and importance of the aforementioned documents follows:

#### **THE 2003 BOROUGH MASTER PLAN**

The 2003 Master Plan is a comprehensive document that has as its focus, the entire community. It is noted in the 2003 document that it was the first new Borough master plan since 1987. Master plans apparently were prepared even before 1987 but they are not mentioned in the 2003 Master Plan and it does not appear that the future of the Main Street area was a serious concern in 1987 or earlier. It was the 2003 Master Plan that specifically mentioned the problems associated with Main Street and its environs (ie: the Zinc Mine property) and set the stage for a revitalization program of this portion of the community. One of the first steps in that program and a specific outgrowth of the 2003 Master Plan was a 2004 zone change that allowed for the possibility of 600 or more age restricted housing units to be built on the former Zinc Mine property. However, the 2003 document may have been overly ambitious, with respect to the Main Street area, as judged by a portion of the Vision Statement presented on page two. It reads in part that by “2020 ... *Main Street has become ‘the place to be’*. *Diverse shopping opportunities, galleries, restaurants and a series of events draw visitors from far and wide to the center of town*”. Although this optimism is commendable, as we know now, it was based on some assumptions, which because of changing market conditions, and other factors did not materialize.

#### **THE 2006 MAIN STREET REVITALIZATION PLAN**

The 2006 Main Street Revitalization Plan was an outgrowth of the of the 2003 Master Plan. It provides a substantial amount of data, as well as the history of this portion of the community. It is divided into sixteen sections and offers an implementation strategy, which is based to a large extent on the lower portion of the Zinc Mine property accommodating the substantial number of new housing units previously mentioned. The disposable income from the projected residential population of the Zinc Mine property, which would be partly spent in support of Main Street businesses, was to be the catalyst



that would draw more businesses to Main Street and ultimately new visitors from throughout the region. It was a valid strategy at the time, although there were some problems associated with it - such as the site preparation and cleanup costs associated with the lower Zinc Mine area – which, were not seen as a serious impediment to the revitalization strategy. In the years since 2006, there has been little interest in the redevelopment of the Zinc Mine property for any purpose, until recently, and that interest is focusing again on a residential possibility. More will be discussed about this interest later in this Plan.

It also needs to be mentioned again that the 2006 document contains many recommendations, particularly involving streetscape and promotional activities, which are still useful but which will need to be tailored to the realities of the second decade of the 21<sup>st</sup> century and beyond. Later in this document some of those recommendations will be incorporated into the new Main Street revitalization strategy.

#### **THE 2010 REDEVELOPMENT AD HOC COMMITTEE REPORT**

This report, involves a review of several parts of the Borough being considered for designation as redevelopment areas in 2010 – including both the Zinc Mine site and the Main Street area. It discusses, in general terms, how the designated redevelopment area process works. The report includes some valuable factual information about the role that Main Street once played. It also includes a history of the Borough's efforts to revitalize the Zinc Mine area, including action taken in 1982 to designate this property as a "Blighted Area", according to the statutory provisions that were in effect at that time. The blighted area designation has since been superseded by the designated redevelopment area process, in accordance with current New Jersey law. Information is also included, in the 2010 Ad Hoc report regarding the site contamination issues affecting the Zinc Mine site. Finally, the report also recommended including a portion of Main Street, from the Borough Hall to Hudson St, in a redevelopment area or rehabilitation area designation.

#### **THE 2009 AND 2015 MASTER PLAN REEXAMINATION REPORTS**

The two Master Plan Reexamination Reports do not offer anything substantive in the way of new recommendations related to Main Street, since that was not the purpose of those documents. The 2009 document recognized the failings of the 2006 Revitalization Plan and offered the following comments:

*The revitalization of Main Street is an issue of great concern to the Borough and has been the subject of much discussion and planning for many years. In fact, in 2006 the Planning Board prepared and adopted a detailed study of the Main Street area, with the Zinc Mine site being the focal point of that study. For a number of reasons that study was not adopted as part of the Borough Master Plan. The contents of that Plan are for the most part still valid, especially with respect to 1) The analysis of the existing Main St area conditions, 2) The recommendations that pertain to the goals and objectives for this part of Franklin, 3) "Infill and reuse" proposals, 4) Design standards and 5) Vehicular and pedestrian connections. However, the specific proposals for the Zinc Mine site have become problematic because of changing market conditions, as well as continuing concerns about contamination issues related to the property. Nevertheless, the Board has chosen, as part of this document to adopt The 2006 Main Street Revitalization Plan, as part of the Borough Master Plan, in order to help guide the revitalization efforts now underway. However, the future*

*land use proposals related to the Zinc Mine site, that are contained in the Plan, especially with respect to the permitted density and the limitation of age restricted housing, will require more study and possibly significant revision. So, the Plan is being adopted with respect to those provisions that do not specifically relate to the future of the Zinc Mine site. Furthermore, once the committee that has been established by the mayor to investigate the Main St issue, presents its recommendations, and once the Planning Board further considers this issue, it will then be important to revisit the 2006 Main Street Revitalization Plan and adopt any specific changes that are warranted.*

The 2015 Re-Examination Report indicated that the future of Main Street was still a concern and also mentioned the intent to invite the Local Planning Services group of NJDCA to assist with an update of the Main Street revitalization strategy. The product of that group's effort is documented in the next subsection

#### **THE 2017 NJDCA MAIN STREET TARGETED STRATEGIC PLAN**

The NJCA Plan takes a somewhat different approach than the 2006 Main Street Revitalization Plan. First of all, it involves a smaller geographic area but more importantly it conveys a somewhat pessimistic view of the retail potential of Main Street.....possibly a viewpoint that is too pessimistic. Nevertheless, it is a viewpoint that cannot be ignored. Specifically, the NJDCA study argues that changing retail trends (more internet; less “brick and mortar” sales) works against Main Street and so do the demographics of the area, specifically a relatively modest median household income figure.

However, it is the judgment of the Borough and its professionals that private sector retail operations can be enticed to return to Main Street to a limited extent initially and then possibly to a greater extent in later years. In fact the NJDCA Plan offers a way to begin that effort via temporary “POP UP RETAIL” operations in selected locations. In addition, the NJDCA Plan proposes some new market rate housing to be located along Main Street. And the emphasis here is on the term “market rate”.....and this term relates directly to the benefits associated with more disposable income that can be spent along Main Street.

The amount of new disposable income will not be substantial enough to be a “game changer”, when compared to what might have happened if 600+ new housing units had been built on the lower portion of the Zinc Mine property, in 2005 / 2006 but it would be of some help. More importantly, new market rate housing within the vicinity of Main Street – such as on the lower portion of the Zinc Mine - and adjacent to it, whether included in Phase 1, 2 or 3, can be of help in changing the image of this portion of the Borough.

Although Main Street accommodates a number of well maintained homes and the residents who live there undoubtedly have incomes above the Borough median income level, the perception persists that many Main Street residents have much lower incomes than the median figure and that they also sometimes create law enforcement problems. So, the NJDCA Plan recommendation to attract more upscale residents to this area is a valid one. The questions that need to be answered, however, are when, where and how to do it.



In addition, to the contents of the NJDCA Plan already mentioned, a long term but important part of that Plan's recommendations involves the former Franklin Theater. Bringing back live productions and other entertainment at that location would dramatically change the character of Main Street. This idea is not a new one but the NJDCA Plan may help this idea gain traction. More will be discussed about this proposal later, as part of the recommendations of this Plan in Sections 6 through 8.

In summary, the NJDCA Plan looked at the Main Street problem with a fresh set of eyes. It informed the Borough of some inconvenient facts..... but facts that have to be encountered and overcome. After careful review the NJDCA document will not be adopted "as is" but parts of it will be part of this Plan, as described in subsequent sections of this document.

#### 4. EXISTING CONDITIONS

As already explained, the 2006 Main Street Revitalization Plan encompasses a broad geographic area and the NJDCA study has a much smaller geographic focus. The geographic area encompassed by this Plan falls somewhere between the two aforementioned documents. However, this Plan will also discuss several properties beyond the immediate geographic area of this Plan's boundaries, because of the importance of these properties to the future success of the Plan and the revitalization of Main Street. In some cases, the Plan will mention zoning changes related to such properties and in other instances will discuss the possibility of either the designated redevelopment area or the rehabilitation area being expanded, to include properties currently beyond the boundaries of those designated areas.

Knowing what exists on the ground is essential to any plan. And both the 2006 document and the NJDCA Plan provide information about existing conditions. In the 2006 document there is an existing land use map that, although it is over ten years old, is still relatively current and useful. It depicts Main Street in its entirety – from its intersection with Rutherford Ave to a location just short of Church Street – and it will be referenced again in subsequent sections of this document. The map was prepared by the firm of Heyer and Gruel and is presented on the next page, as Exhibit 2.

The detailed information on the Heyer and Gruel map depicts a street – Main Street - that is now primarily a residential environment but which still has some commercial and other non residential remnants from the days when it was the commercial and cultural center of the community. The map color codes properties according to the general land use category that best applies – ie: residential, office, public property etc – and it also provides a more detailed inventory regarding some of the properties along Main Street, in terms of the occupants of those properties. As already noted, some of the information provided is now outdated – ie: two lawyers offices in close proximity to Borough Hall are no longer there – but for the most part the map is still an accurate representation of Main Street today. However, one important exception must be noted. Behind the Franklin branch of the Sussex County Library, adjacent to Sterling Street, there is now a multi family, mid rise apartment building complex, primarily occupied by income eligible, senior citizens. The site contains approximately 100 units, plus an adjoining parking area. This building was constructed shortly after the map from the 2006 document was prepared.

Since both the 2006 Plan and the NJDCA Plan contain information about how and why the Main Street area has evolved the way it has during the last fifty years or more, it's not necessary to repeat that material here. Suffice it to say, that there were some bad decisions made – both public and private - and there were also market forces at work, which contributed to the decline of this part of the Borough. The replacement of storefronts with marginal residential units, directly accessible from the sidewalks adjoining Main Street, has not contributed positively to Main Street's image. Building façades have also been inappropriately altered and there are several key structures that have been vacant for many years. In addition, a number of existing residences facing Main Street would benefit from some needed maintenance. However, beyond these negative factors there are still many positive features associated with the Main Street

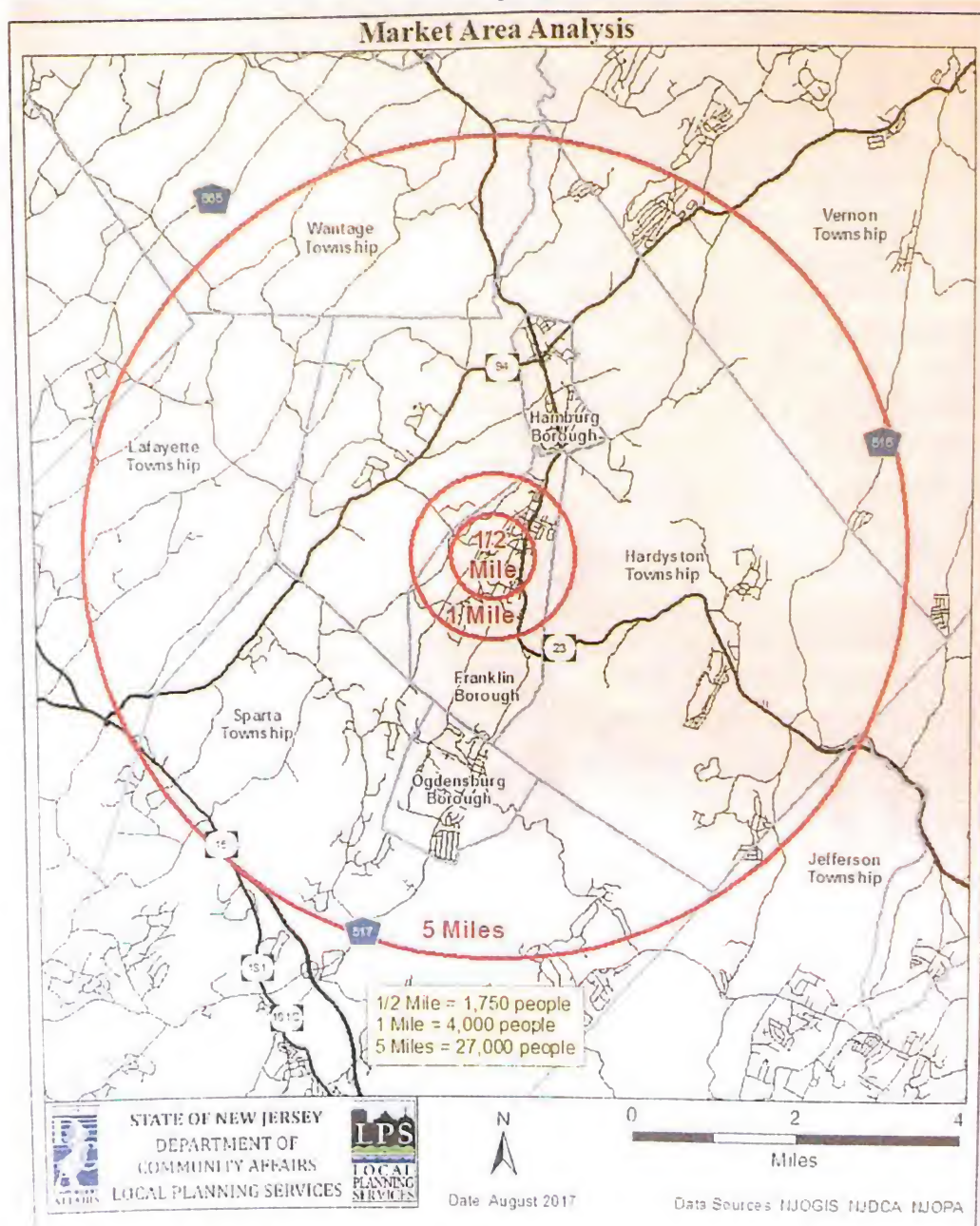


area, like the presence of the municipal building and library, as well as several buildings of architectural significance. This Plan will build on these assets, while at the same time offering a strategy to minimize the negative components that exist.





Another factor of importance, which the NJDCA Plan discusses, is the primary commercial retail market area, from which Main Street can draw. The following map (Exhibit 3) depicts the population within a half mile, mile and five mile radius of Main Street. Those populations are 1,750, 4,000 and 27,000 respectively. These numbers are reasonably accurate, based on the total population of the Borough, which is 5,045 and the population of Franklin Borough Census Tract 3739 (the area to the west of Route 23 and Route 517), which has a population of 3,408 residents. However, the NJDCA Plan may be too conservative in terms of the larger possible market area for Main Street.



Although the five mile radius only has a population of 26,000, the total population of Franklin and the seven municipalities that are, wholly or partially within that five mile radius, is approximately 76,000 people. Plus there are thousands of additional people



residing a short drive away in Passaic County and Morris County municipalities and western Sussex County municipalities that could be and may already are drawn to the Franklin area by businesses that have loyal patrons (the Irish Cottage restaurant) or are regional businesses (Wal-Mart, Maavis Tire store) or service a particular niche (Markorama Games and Hobby). So, if the market area has a greater population than the NJDCA Plan suggests, then, the goal of attracting significantly more retail activity to Main Street, than the NJDCA Plan has estimated, may be a distinct possibility.

In addition to the possibility of more retail occupying Main Street floor space, the NJDCA Plan suggests that there is a market for more residential development there. And the study further suggests that two bedroom, 1500 sq ft, market rate units would have the possibility of doing well at one or more Main Street locations. However, there are no guarantees of that happening and the important factor with respect to any new housing is that it needs to be market rate - and if not “upscale” - at least not at the lower end of the income spectrum. As noted repeatedly, Main Street has the reputation of being the location where many lower income residents reside. Although this is not necessarily a bad thing, any retail rebound associated with Main Street will partly depend on new residents having a reasonable amount of disposable income – that is, income not already earmarked for housing, transportation and other fixed costs, which is generally not spent locally – and which can then be spent among local businesses.

Another issue regarding existing conditions is the common complaint that Main Street is “hard to find”. There is some truth to that statement, although it’s not very far from Route 23, which it seems most people can easily find. The problem may be that many people don’t want to go there or have no need to go there, rather than not being able to find Main Street. Nevertheless, past planning documents have talked about Main Street being “out of the way” and have suggested solutions to what seems to be a solvable problem. Those solutions will be discussed later in this document.

A very important issue, in terms of the existing conditions, and which relates somewhat to the earlier discussion about the existing land use pattern, of the Main Street area, is the existing zoning – see Exhibit 4 on the next page. This is a “mixed zoned” area, which is not surprising given the diverse land use pattern that exists there. In fact, with respect to many of the properties in this area, they were developed first and then the zoning requirements were imposed later. Consequently, many of the properties are non conforming, either with respect to the use, the dimensional requirements or both.

Looking first at the designated redevelopment area, the ZM Zone - Zinc Mine Mixed Use - encompasses both the Upper and Lower Portions of the former Zinc Mine property. This zone allows mid rise, residential structures at 35 units per acre, as well as a variety of commercial uses. The remaining properties in the redevelopment area are in the R-1 Residential Zone, which is primarily a large lot single family residential district. It also needs to be mentioned that the Lower Portion of the former Zinc Mine area and the adjoining R-1 properties are not included in the Franklin Sewer Service Area (SSA) at this time, which will have a direct bearing on the development potential of this acreage.

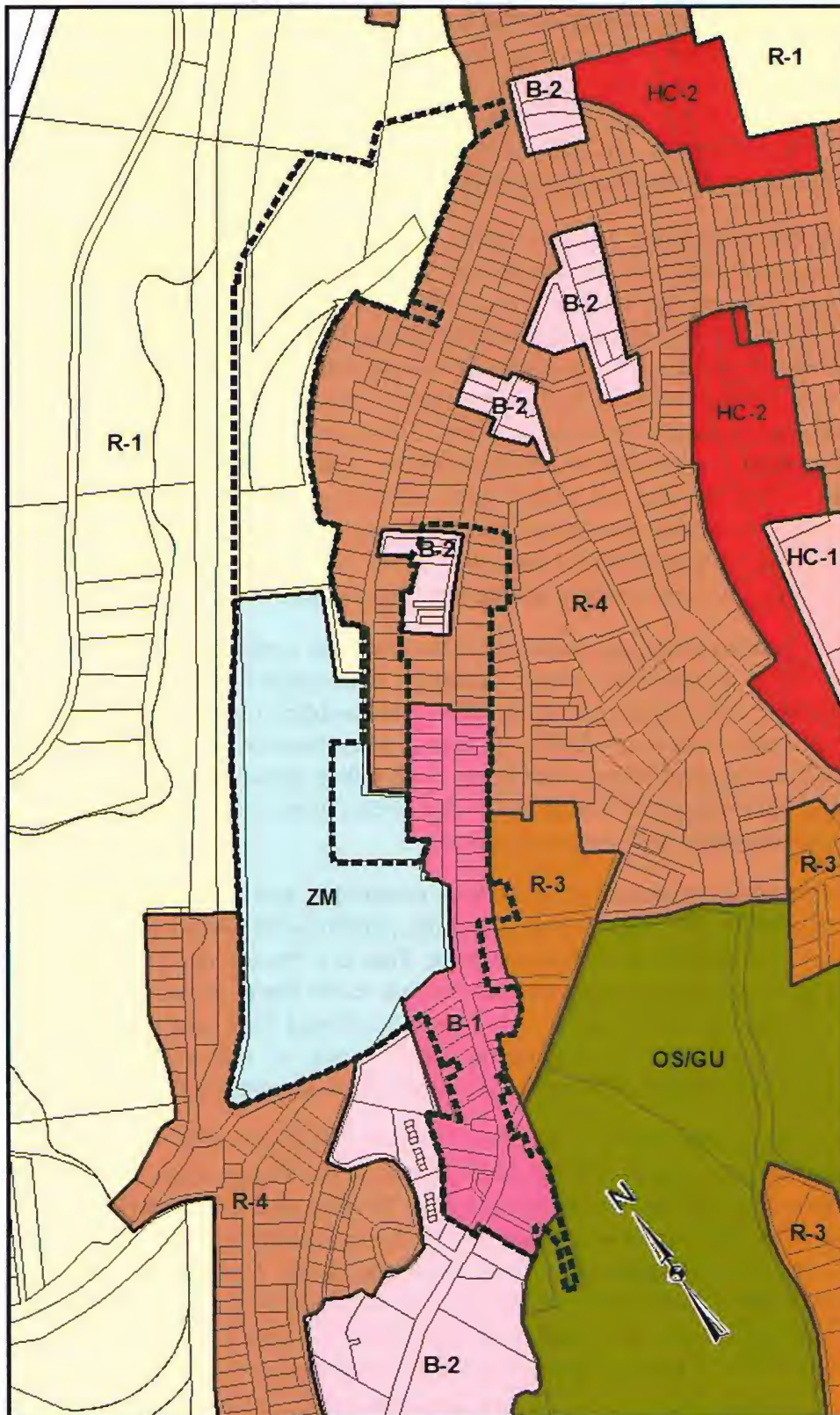
As an aside, the Lower Portion of the Zinc Mine site contains the ruins of former structures, which once occupied the area. It is now heavily overgrown and is more of a



## EXHIBIT 4

### MAIN STREET

#### ZONING MAP



#### Legend

- Parcels
- Study Area

#### Zoning

- HC-1
- HC-2
- B-1
- B-2
- OS/GU
- R-1
- R-3
- R-4
- ZM

0 250 500  
Feet

August 1, 2018

Prepared By:

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Wantage, New Jersey



Harold E. Fallow & Associates, Inc.  
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Augusta, NJ

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This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



habitat for assorted wildlife, than the industrial complex it once was. This site also still accommodates two massive chimneys, over 75 feet high, which were associated with the NJ Zinc Company operation. – see photos below



**THE ZINC MINE COMPANY - CIRCA MID 1950'S – photo courtesy of Phillip Crabb**



**THE ZINC MINE SITE TODAY**

*These two photos graphically illustrate the change that has occurred relative to the Zinc Mine site – both the Lower and Upper Portions - during the last 50+ years. Please note,*

*however, that the scale of each photo is different and they were taken from different altitudes. Furthermore, each one provides a somewhat different perspective of the site. Nevertheless, they are taken from the same direction and offer a view of approximately the same area. For orientation purposes, please note that the intersection of Main and Junction is at the bottom center of both photos – with the former Zinc Mine “General Store” (now the Corner Deli” building) on the corner of that intersection. Also the “L” shaped “Change House” building is clearly visible toward the center of both photos, as are the residences located on Susquehanna St. – in the upper left hand corner of the photo - as well as the rail line that parallels that street. Whether or not the older photo will have any effect on convincing NJDEP that the Lower Portion of the Zinc Mine site should be again located in the SSA remains to be seen*

Returning to the existing zoning issue, please note, that the designated rehabilitation area, by comparison, which encompasses both sides of a portion of Main Street - from the vicinity of the Borough municipal building to Hudson Street - is split between several zones – the B-1, B-2, R-4 and a very small portion is in the R-3. The B-1 and B-2 zones allow for a variety of commercial uses on the first floor and residential apartments and other uses above. The primary difference between these two zones is the minimum lot size requirement – B-1: 6,250 sq ft ; B-2: 15,000 sq ft. The R-3 and R-4 zones are single family residential districts with the primary difference being the minimum lot size requirement – R-3: 15,000 sq ft ; R-4 6,250 sq ft. For a detailed understanding of the requirements associated with all of the zones in question, consult Chapter 161 (Land Use Regulations) of the Borough Code.

In summary, the 2006 Plan, the NJDCA Plan and other sources of information paint a picture of an existing local environment with both problems and assets. This Plan’s task is to shape a strategy, which solves those problems and takes full advantage of the assets that exist now and those that will be established in the future



## **5. THE THREE PHASE IMPLEMENTATION STRATEGY**

As discussed earlier in this document, time and resource constraints have resulted in the decision to divide this document into three phases. The decision was also partly based on the importance of getting a number of things accomplished quickly and they will be the primary focus of Phase 1. Also, some of the important elements of this Plan will require further investigation and community consensus before they can be pursued to completion. Consequently, they are being deferred, to a large extent, to Phases 2 and 3. All three phases are delineated on Exhibit 5 on the next page.

The next three sections of this document will present the Plan details but only the next section, Section 6 - Phase 1, will be outlined in sufficient detail, which will enable the public and private sectors to move forward toward implementation. Sections 7 and 8 – Phases 2 and 3 respectively – will vary in detail depending on the Plan component. And depending on changing circumstances, some of the components may be moved from one phase to another or may be part of more than one phase. In fact, preliminary tasks associated with some of the components of Phases 2 and 3, should be initiated now, given the anticipated difficulties associated with these components.

Phase 1 will focus on both public sector and private sector components, as do the other phases to a certain extent. The geographic area that comprises Phase 1 includes both sides of Main Street from Larue Street to Junction Street. Phase 1 also includes the upper portion of the former Zinc Mine property. A definition of the “upper portion” will be provided later in this document. The year 2021 is the target date for completion of many of the Phase 1 components.

The Phase 2 geographic area consists of both sides of Main Street primarily from Larue to Hudson Street. Phase 2 also includes the lower portion of the former Zinc Mine, as well as adjoining properties that extend parallel to the Susquehanna rail line and Sterling Street and connect with Rutherford Ave to the north. The year 2023 is the target date for completion of many of the Phase 2 components.

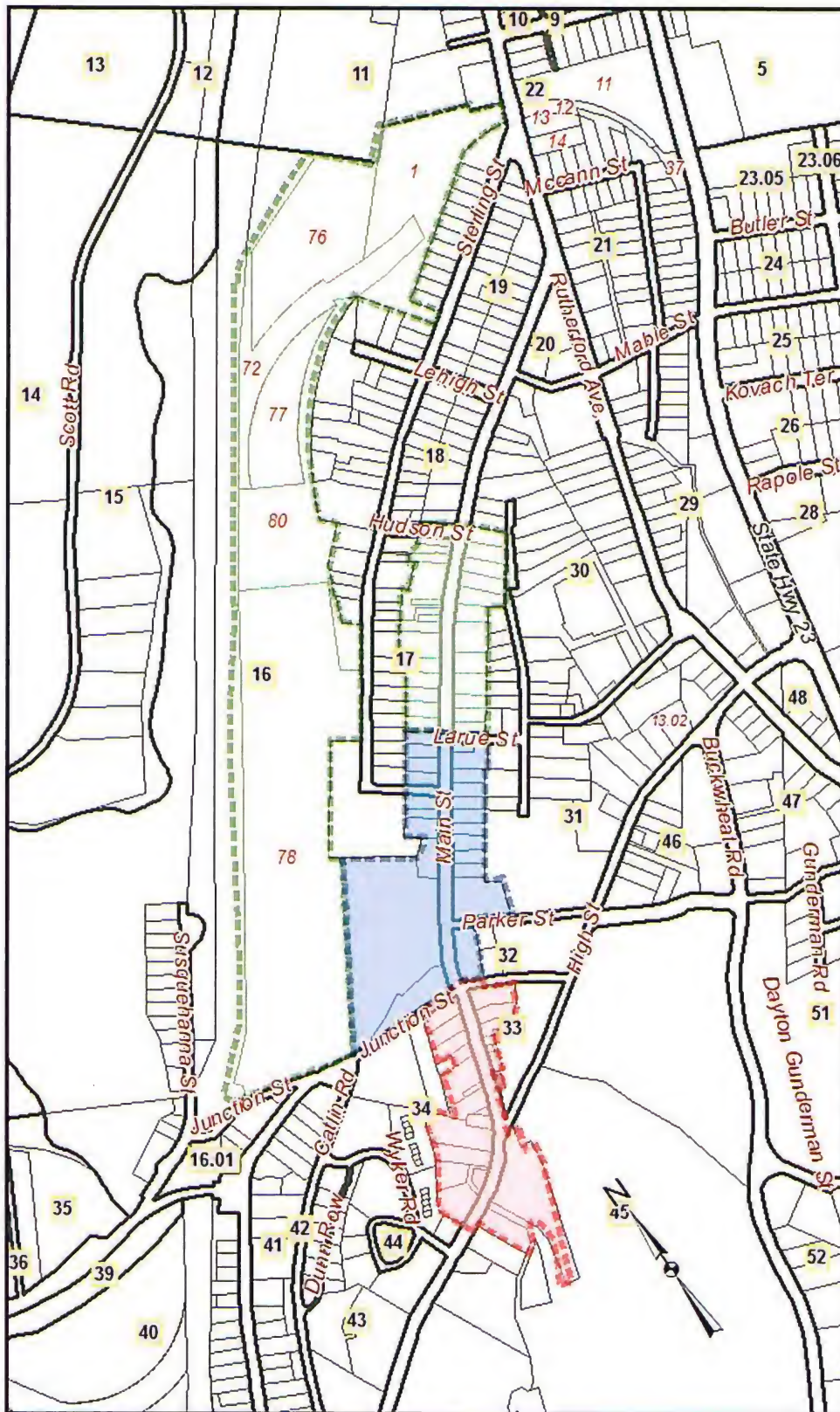
The Phase 3 geographic area consists of both sides of Main Street primarily from Junction Street to the Franklin Borough municipal building. The year 2025 is the target date for completion of many of the Phase 3 components.

As already noted, there will be some overlap among the projects associated with the three phases. And the target dates that are identified may be optimistic or not. The point is that this Plan includes identifiable projects and target dates, which will enable the Borough to determine how the revitalization effort is progressing, where there may be delays and whether or not the overall effort is on track and on schedule. There is no doubt that from time to time the implementation program and possibly the Plan itself may need to be adjusted. That shouldn't be of concern. What will be of concern is if this Plan is simply placed on a shelf, never to be enacted as intended.

It also needs to be mentioned that although the components of this Plan focus to a great extent on the issues normally pertaining to a designated redevelopment area, it also

includes components related to the designated rehabilitation area problems, as well. In fact those components will be discussed at the beginning of the next section.





## EXHIBIT 5

### MAIN STREET REDEVELOPMENT AND REHABILITATION PHASING PLAN

#### Legend

- Parcels
- Phase-1
- Phase-2
- Phase-3

0 250 500  
Feet

August 1, 2018

Prepared By:  
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Wantage, New Jersey



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COA. #24GA2798800  
Augusta, NJ.

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In summary, the three phase approach has been crafted so that there are some targets within easy reach, while others are more ambitious and will require more effort. The 2025 target date for full revitalization is only seven years away and realistically probably can't be fully achieved within that time frame. But if seven years from now there are substantial achievements, then missing that 2025 target date will be of minimal concern. Actually, most revitalization efforts are a continuous process that are never fully completed because new problems, issues and opportunities often arise that weren't initially predicted. That's not a fault of the planning process. It's the reality associated with how the marketplace changes, how society and municipalities evolve and what the response is to those changes



## **6. THE PLAN DETAILS – PHASE 1**

### **OVERVIEW**

This Plan is intended to provide the general framework and strategy, as well as specific requirements to be met, in connection with the future of this designated redevelopment / rehabilitation area. This section concerns itself primarily but not exclusively with the tasks associated with the initial phase (Phase 1) components. Sections 7 and 8, herein, focus on Phases 2 and 3 respectively. As mentioned previously, however, there is some overlap among the three phases, which will be explained, as appropriate, in the following pages.

In terms of the implementation of the Plan components, the specific requirements assigned to a designated redeveloper will be included in any redevelopment agreement between the municipality and the redeveloper. Likewise, if there are responsibilities, which are assigned to the Borough, they will be included in the redeveloper agreement, as well. However, there may be specific projects that the Borough will undertake, which will be the responsibility of the Borough, separate and apart from any redeveloper agreement. Finally, where an individual property owner chooses to engage in the implementation of the Plan, such redevelopment activity shall be governed by the standards and regulations contained herein and any conditions of approval specified by the Planning Board.

### **THE DESIGNATED REHABILITATION AREA - CORRECTIVE MEASURES**

#### **HOUSING**

In the investigation that was done by the Borough to determine if a portion of Main Street could be designated as An Area In Need of Rehabilitation, it was determined, as required by the statute governing rehabilitation area designations, that portions of Main Street did in fact qualify because of the age and condition of some of the housing, as well as infrastructure related problems – drainage issues, condition of the street and sidewalks etc. As part of this Plan, the Borough will take the necessary steps to reactivate and expand the housing rehabilitation program that Franklin has made available to income eligible residents for a number of years. The program criteria will be reviewed and revised to make it more attractive to eligible recipients and to broaden the number of eligible recipients, so that it has the greatest impact possible. It will initially focus on the Phase 1 geographic area but will later be expanded to include the other phases. Funding will be increased, either through grants that Borough obtains or municipal funds or both. The goal of the program will be to enhance the visual appearance of Main Street residences and to address substandard living conditions associated with those residences. In effect, the housing rehabilitation activities will begin in Phase 1 but will not end there and will probably need to continue beyond the target date for the completion of Phase 3

#### **INFRASTRUCTURE**

With respect to the infrastructure issues, it is one of the purposes of this Plan to substantially upgrade the infrastructure of the designated rehabilitation area, as well as the designated redevelopment area. Actually, the upgrading effort has already begun,

with the repaving of Main Street and the redesign and restructuring of some of the parking spaces adjacent to Main Street. Beyond those items, this Plan adopts in principle the recommendations of both the 2006 Plan and the NJDCA Plan. The details of the Phase 1 infrastructure and infrastructure related components will be presented later in this section

#### **A PORTION OF BOTH SIDES OF MAIN ST – JUNCTION TO LARUE – THE STRATEGY**

This portion of Main Street (the block and lot numbers are included in Appendix A) is part of the designated rehabilitation area and the preceding provisions of the Plan satisfy the statutory requirements for same. Nevertheless, this Plan goes beyond the statutory requirements for a rehabilitation area and includes additional components aimed at comprehensively revitalizing this area. This section of Main Street is located entirely within the B-1 Zone and it currently has a mixed use land use pattern. The goal is to add appropriately to that pattern by encouraging development and redevelopment based on a new set of regulations.

The requirements and provisions, as presented in the following format, supersede the B-1 Zone regulations.

- **PERMITTED PRINCIPLE AND ACCESSORY USES**

- PRINCIPLE USES**

- 1. Retail and personal service commercial uses
    - 2. Restaurants including brew pubs but drive thru facilities are prohibited
    - 3. Public purpose uses – including but not limited to parks and parking facilities
    - 4. Offices – including but not limited to general business and professional activities
    - 5. Residential apartments on the upper floors
    - 6. Entertainment facilities
    - 7. Hotels and Bed and Breakfast operations
    - 8. Auction facilities and similar uses
    - 9. Art, dance, music and other cultural studios and galleries

- ACCESSORY USES**

- All accessory uses allowed in the B-1 Zone are permitted

- **DIMENSIONAL REQUIREMENTS**

- 1. Min. Lot Size – none
    - 2. Front Yd. Setback – 15' to the curb
    - 3. Side Yd. Setback – none
    - 4. Rear Yd. Setback – 25'
    - 5. Min. Lot Depth – 100'
    - 6. Min. Lot Width – none
    - 7. Max. Bldg Coverage – 90%
    - 8. Max. Bldg Height – 3 Stories / 40'



- **BUILDING DESIGN STANDARDS**

**GENERAL DESIGN PRINCIPLES**

1. All building designs shall be guided by common characteristics of an overall harmonious appearance but with sufficient variety to create visual interest.
2. Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the Main Street area.
3. All structures within the Main Street area shall be situated with proper consideration of their relationships to other buildings, in terms of architectural design and planning, as it relates to accepted municipal planning practices, historic preservation principles, usable open space and pedestrian-friendly street design.

**SPECIFIC DESIGN STANDARDS**

The specific design standards relative to walls, fenestration, attachments etc are contained in Appendix B and are intended to be consistent to the greatest extent possible with the historic fabric of Main Street

- **OTHER REQUIREMENTS AND PROVISIONS**

Any redevelopment activity associated with this portion of Phase 1 shall adhere to the Chapter 161 Land Development Regulations of the Borough, with respect to requirements associated with signage, drainage standards, subdivision procedures and any other regulations not superseded by this section. The exception to this provision is the waiver that will be permissible for on site parking requirements, provided the Borough has established an overall parking strategy to meet the parking demands of this designated rehabilitation / redevelopment area.

**UPPER AREA OF THE ZINC MINE AREA – THE STRATEGY**

This property is part of the designated redevelopment area but unlike the lower portion of the former Zinc Mine site and adjoining properties, it is located within the Franklin SSA. Consequently, the development potential of this portion of the Zinc Mine site – referred to herein as the Upper Area – appears to be much greater at this time than the aforementioned lower portion acreage. The Upper Area is relatively level and consists of approximately 5 acres – see Exhibit 6 on next page. Several buildings are located on the site, including the former Zinc Mine “Change House”, which has a footprint of approximately 15,000 sq ft and which has some historic value associated with it. Currently, this property is not visible from Main Street, for the most part, because of a row of evergreen trees, fencing and two existing buildings adjacent to Main Street – the





## EXHIBIT 6

### MAIN STREET UPPER ZINC MINE AERIAL MAP

#### Legend

- Parcels
- Study Area

0 50 100  
Feet

August 1, 2018

Prepared By:

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Consulting Engineers  
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Augusta, N.J.

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library and a building at the corner of Main and Junction – which together block the view into the site. It is important for this site to become, visually, a part of Main Street again by removing the existing trees and fencing and for it to generate an appropriate level of activity, which will add to Main Street’s vitality. There is also an opportunity to incorporate the building located at the corner of Junction and Main (currently known as the Corner Deli building) into the redevelopment plans for the Upper Area by allowing for the expansion of the parking area for this building .....or the building itself..... into the Upper Area.

Finally, the NJDCA Plan suggested the possibility of accommodating market rate housing within the Upper Area. This Plan endorses that idea but on a phased basis, with conditions. Specifically, any market rate housing should occur, as suggested in the NJDCA study, adjacent to Main Street, at the rear of the site or as a compatible addition to the Change House. However, before the residential component is allowed to proceed, the Change House building must be reconstructed and made suitable for occupancy for non residential purposes. Furthermore, any market rate housing fronting on Main Street must also have a commercial component of at least 1,000 sq ft on the ground floor.

The following standards are aimed at creating the mixed use environment, described above, that will add both businesses and new residents to this part of Main Street. These standards supersede but are similar to those of the ZM Zone

- **PERMITTED PRINCIPLE AND ACCESSORY USES**

**PRINCIPLE USES**

1. Retail and personal service commercial uses
2. Restaurants including brew pubs but drive thru facilities are prohibited
3. Public purpose uses – including but not limited to parks, museums and parking facilities
4. Offices – to general business
5. Residential apartments - residential is prohibited on the ground floor of the Change House
6. Entertainment and recreational facilities
7. Hotels and Bed and Breakfast operations
8. Auction facilities and similar uses

**ACCESSORY USES**

All accessory uses allowed in the B-1 Zone are permitted

- **DIMENSIONAL REQUIREMENTS**

1. Min. Lot Size – none
2. Max. Residential density – 20 units per acre
3. Front Yd. Setback – 15’ to the curb
4. Side Yd. Setback – none
5. Rear Yd. Setback – 25’
6. Min. Lot Depth – 100’
7. Min. Lot Width – none
8. Max. Bldg Coverage – 90%
9. Max. Bldg Height – senior housing 4 Stories / 50’; All other residential structures 3 stories / 40’

- **BUILDING DESIGN STANDARDS**

**GENERAL DESIGN PRINCIPLES**

1. All building designs shall be guided by common characteristics of an overall harmonious appearance but with sufficient variety to create visual interest.
2. The intent is for the Change House, in a restored condition, to be the focal point of this site
3. Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points within and outside of the Main Street area.
4. All structures within the Main Street area shall be situated with proper consideration of their relationships to other buildings, in terms of architectural design and planning, as it relates to accepted municipal planning practices, historic preservation principles, usable open space and pedestrian-friendly street design.

**SPECIFIC DESIGN STANDARDS**

The specific design standards relative to walls, fenestration, attachments etc are contained in Appendix B and are intended to be consistent to the greatest extent possible with the historic fabric of Main Street

- **OTHER REQUIREMENTS AND PROVISIONS**

Any redevelopment activity associated with this portion of Phase 1 shall adhere to the Chapter 161 Land Development Regulations of the Borough, with respect to requirements associated with signage, drainage standards, subdivision procedures and any other regulations not superseded by this section. The exception to this provision is the waiver that will be permissible for on site parking requirements, provided the Borough has established an overall parking strategy to meet the parking demands of this designated rehabilitation / redevelopment area.

There is also a small segment of this area (Block ? Lot ? – approximately 1.5 acres) that is located immediately adjacent to Sterling St and just to the south of the Franklin House Senior Housing complex. This site is still included in the SSA and is part of the ZM Zone. This Plan supports this site remaining in the ZM Zone but without the necessity of meeting the 20 acre minimum lot size requirement.

**OTHER COMPONENTS OF PHASE 1**

The following items / tasks are an integral part of the redevelopment strategy for Phase 1, as well as for Phases 2 and 3. They are not presented in any order of priority but all are



essential to the future of the Main Street area. Many of the requirements and components will be the responsibility of the Borough to advance and / or implement and those that will be the responsibility of the private sector, will be included in any applicable redeveloper agreement or as a condition of any applicable site plan approval.

- MINERAL PARK - Design and complete “Mineral Park, as per the NJDCA Plan, or an equivalent outdoor community oriented facility
- HUNGARIAN CHURCH - Complete and possibly expand the structure known as the “Hungarian Church”. This building and any addition to it can serve as a community center, which will not necessarily replicate the role of the former “Neighborhood House” but which can offer a location where some community functions can be held. The façade of the building and any addition to it shall reflect its historic character and be consistent with its original design.
- LAW ENFORCEMENT - Establish a law enforcement presence along the entire Main Street area, both in the form of personnel patrols and cameras and a sub station, if appropriate
- POP UP RETAIL - Encourage “Pop Up” retail operations at appropriate locations, between Junction and Larue, which will be allowed to operate on a temporary basis and which will be controlled through the zoning permit process. This strategy may include working with existing businesses, particularly along the Route 23 corridor, to establish “satellite” locations on Main Street. This may also require the Borough to provide financial and other incentives, temporarily, in order to facilitate this goal.
- EVENTS - Schedule a variety of community events, including but not limited to parades, street fairs and similar activities, encompassing portions of the Main Street area, as well as Main Street in its entirety. As an example, consider relocating the Franklin Sterling Gem and Mineral Show from the Littell Center to a Main Street venue, such as the Change House
- STREETScape - Install, within the Phase 1 area, municipally coordinated streetscape improvements including but not limited to benches, street trees, decorative street lights, bicycle racks new sidewalks and similar items, as per the recommendations contained in the 2006 Plan and the NJDCA Plan
- FACADES - Initiate a municipally funded façade improvement grant and loan program, within the Phase 1 area, which will have as its goal the restoration of certain historic facades and the aesthetic improvement of others –

both residential and non residential - depending on the historical and architectural characteristics of each facade.

- HOUSING - Investigate the feasibility of new multi family market rate housing to be located on a portion of the existing municipal parking lot adjacent to Main Street and Parker Street and determine the appropriate number of units that should be permitted
- CHANGE HOUSE - Facilitate cooperation and coordination between the Borough and the owner of the “Change House” in order to restore, reconstruct and utilize that structure for a combination of public and “for profit” activities and functions.
- PARKING - Investigate, design and implement an overall municipal parking strategy for the entire Main Street area, beginning with the demands associated with Phase 1 and continuing further as the revitalization effort progresses. As a first step determine if the property immediately to the east of the municipal parking lot, adjacent to Parker and Main Streets, is suitable for expansion of the municipal parking lot. Also, investigate and facilitate an agreement with the owners of the Franklin House Senior Apartments complex to utilize any excess parking spaces, at that location, for general public use. Consult with the owner of the Upper Area of the Zinc Mine site in order to provide some public parking in that location. Finally, reconsider how the aforementioned Main Street / Parker St. municipal parking lot will be utilized during daytime hours and at night.
- SIGNS - Establish a separate set of sign regulations for the entire Main Street area, which will have requirements related materials, colors and other design elements, which are not currently included in the Borough’s general sign regulations. Also implement the directional signage recommendations and other measures of the 2006 Plan related to the problems associated with the travelling public being able to locate and easily navigate a route to the Main Street area
- THEATER - Initiate an effort to determine if one of the important components of Phase 3 – the reactivation of the Franklin Theater in some capacity – is in fact a feasible goal. This initial effort will involve determining what steps will be necessary to obtain a commitment from an entity – either “for profit” or “non profit” - that will work with the Borough and the property owner to achieve this goal. Beyond this initial step, is the research and related efforts that will be needed to devise an implementation strategy, which both identify the costs associated with the needed



building restoration work and the source of the funding for same. This effort will build on the material already provided in the NJDCA Plan

- TAXES - Approve, via Borough Council action, a tax abatement program, which will be aimed at encouraging new construction, as well as additions to existing buildings in the entire Main Street area
- LIBRARY - Work with the Sussex County Freeholders to further enhance the capabilities of the Franklin Branch Library, so that it adds to the level of activity associated with Main Street
- THE BOROUGH'S HISTORY - Preserve, display and promote the historical material and artifacts currently located in the Franklin Museum and elsewhere. There is a substantial amount of information about Franklin's history that is in danger of being lost. The volunteers who have been collecting and guarding this material have been performing an excellent service to the community. However, the time has come for professionals who are trained and have the expertise to take this collection to the next level. This will mean that funding, from various sources, will be needed to supplement the volunteer efforts that are still needed and important but which can't be expected to do everything that needs to be done.
- BRANDING - Create one or more Main Street "brands", which will identify its assets, particularly its history. In connection with that effort, the core of Main Street – Junction to Larue – including all or part of the Zinc Mine property, should be identified, via a unique logo, slogan etc., Some "branding" ideas follow:
  - The Franklin Mine Village
  - The Franklin Mining Village
  - The Village at Franklin Mine
  - Historic Main Street Center
- DESIGNATION EXPANSION - Determine if any areas adjacent to the existing rehabilitation area and the existing redevelopment area – such as the vacant acreage adjacent to the municipal parking lot - should be designated additions to one or both of those areas
- REDEVELOPMENT ENTITY - Create a municipal or non profit entity that will oversee the implementation of the Plan from Phase 1 to Phase 3. Provide an adequate budget and staff for that purpose

## **7. THE PHASE 2 STRATEGY**

### **OVERVIEW**

This portion of the Plan is less detailed than Phase 1 and may need to be revisited at a later date in order to establish the specific redevelopment standards for this portion of the Main Street area. As noted in Section 5 herein, the Phase 2 geographic area extends from Larue to Hudson, on both sides of Main Street. Phase 2 also includes the Lower Portion of the former Zinc Mine property and the adjoining properties that extend as far as Rutherford Ave.

The northeast side of Main Street in this area is predominantly residential, with a mix of single family and multi family structures. The opposite side of Main Street is more of a mixed use environment with several operating businesses. Off street, as well as on street parking is limited in this area. There are 28 separate lots within this portion of Main Street.

The remaining acreage from the northern boundary of the Lower Portion of the Zinc Mine, to Rutherford Ave, is heavily wooded and is also encumbered by a sewer line, which traverses the area, as well as steep slopes - See Appendix A for a list of the blocks and lots in Phase 2.

### **THE STRATEGY**

This section of Main Street is divided among three zones – the B-1, B-1 and R-4. These zones and their regulations will remain in place until a more detailed set of standards can be established and this Plan is amended at a later date. Long term, this Plan supports the northeast side of Main Street remaining residential. However, in recognition of the number of multi family structures located there, the Plan supports multi family structures at a density to be determined later. In the meantime, as already noted, the existing zoning will remain in place and will not be superseded by this Plan. The opposite side of Main Street (the northwest side) contains a mix of uses. Most of the lots are small (50'x100') but there are several larger lots, as well. Any significant redevelopment of this area would most likely need to involve the consolidation of a number of lots.

Included in this area is the former Easter Seals building, which has some interesting redevelopment potential associated with it. That property is currently being marketed for sale and it is unknown, at this time, what plans a prospective purchaser may for this building. A commercial / residential mix may be the best use of this property but market conditions may favor residential only. The NJDCA Plan includes some interesting possibilities regarding the use of this building but further study is needed before any definitive and realistic recommendations can be incorporated into this Plan

It is anticipated that a new set of development regulations for this portion of Main Street will consist of two parts. One part will set the requirements for existing lots of record. A second set of regulations will allow for more intensive development, if lot consolidation can be accomplished. The goal is to allow some retail and office uses but the predominant land use in this area will continue to be residential. Until the regulations are established for this area the existing zoning will remain in place, except for a corrective measure that



is needed. The Easter Seals parking lot is in the R-4 Zone and it should be in the B-1 Zone just as the building itself is

The Lower Portion of the former Zinc Mine is currently located in the Zinc Mine Zone, which allows mid rise multi family residential development. It has been suggested that this zoning is no longer realistic, primarily because of a lack of interest by the private sector in moving ahead with any high density residential plans but also because this site has been removed from the SSA. It is the intent of the Borough to pursue the inclusion of this site in the SSA again but that process is a lengthy one. In the meantime, theoretically, this property could be redeveloped utilizing a subsurface disposal system. But its full potential probably cannot be realized without connecting it to the Borough's sanitary sewer system.

In addition, there is also some question as to what the realistic development potential of this site may be given its contamination history and the site preparation costs, which will be complicated by the extent of the ruins there. Consequently, it is conceivable that this property's future and continued role will be to serve an open space function. This issue requires further study before that determination can be made conclusively.

However, recent interest in this site suggests that a high density residential use may be feasible from both a marketing and site construction viewpoint. And as discussed earlier in this document, more residential units in close proximity to Main Street, provided they are market rate units, could be a catalyst for more retail activity. Consequently, this Plan temporarily (for no more than three years from the adoption date of the Plan) supports leaving the existing ZM zoning in place, in order to determine if the development of this site, for residential purposes, can proceed, as first envisioned many years ago.

If, however, the possible aforementioned residential use proves to be an illusion, then this Plan also supports utilizing the Borough's existing Industrial Zone standards – or a similar set of standards - in connection with the redevelopment of this property for industrial purposes. This approach allows for some limited use of this property, even if the SSA designation is not restored and recognizes the value that this property has because of the adjoining rail line. However, as mentioned earlier, because of site constraint related issues, some or all of this site may actually be most suitable as permanent open space. This Plan does not endorse that type of usage, at this time, but is simply mentioned here to alert the reader to that possibility.

The other properties located in the remainder of the redevelopment area are currently zoned R-1. Further study is needed to determine what development potential these properties have, if any, given the environmental constraints that exist and the fact that this area is not in the SSA. There is also the pending question of whether or not it is feasible to construct a road through this area that would connect with Rutherford Ave and possibly Route 23. This Plan tentatively supports such a road, if it is needed to fully realize the development potential of the Lower Portion of the Zinc Mine. However, further study is needed regarding this issue, as to feasibility and cost. Consequently, the existing R-1 zoning will remain in place and will not be superseded by this Plan, at this time.

Finally, the other components of Phase 2, at this time, include the following:

- Continue the implementation of an overall municipal parking strategy and determine, among other things, if any properties between Larue and Hudson should be acquired for public parking purposes
- Expand the municipal façade improvement program to include the Phase 2 area no later than 2020.
- Expand the Pop Up retail program to the Phase 2 area, provided it has been successful in Phase 1. Encourage permanent retail on the northwest side of Main Street.
- Expand the municipal streetscape program to the Phase 2 area, as appropriate
- Continue other applicable components specified as part of Phase 1



## 8. THE PHASE 3 STRATEGY

### OVERVIEW

As with Phase 2, this portion of the Plan is less detailed than Phase 1 and will need to be revisited at a later date in order to establish the redevelopment standards for this portion of the Main Street area. As noted in Section 5 herein, the Phase 3 geographic area extends from Junction St to the Borough municipal building, on both sides of Main Street.

Both sides of Main Street accommodate several multi family residential structures, which in times past had commercial space on the ground floor, with apartments above. Due to a declining demand for commercial space on Main Street, the ground floor spaces, associated with these multi family structures, were allowed to be converted to residential apartments. There are also a few non residential uses scattered throughout this part of Main Street but they are marginal uses and do not add any vitality to the Main Street area. Another problem associated with these structures is that the facades of most of them have been inappropriately modified and their aesthetic appeal is minimal, as a result.

There are also located within this section of Main Street, several unique and / or valuable structures that either contribute to the vitality of Main Street, now, or may do so in the future. First, of course, is the Borough municipal building, which attracts residents and visitors to Main Street for various reasons. The Borough made a wise decision not to abandon Main Street, when it chose to renovate a former bank building – leaving the unique architectural design of the building intact - and thereby keeping the Borough offices and functions in the center of Franklin. However, the municipal police function is not located here. It is located instead approximately 1.5 miles away, near Franklin Pond.

Another property, of interest in terms of its potential, is located just to the east of the municipal building and extends along Main Street, as far as High Street. Its primary use is a storage facility but is also includes an interesting former railroad siding that towers above Main Street.

The last property in this “unique and / or interesting” category is the former Franklin Theater. This building once accommodated live theater productions, as well as serving as a movie theater in its later years. It ceased operating as a theater in the 1950’s. Unfortunately, the inside of the building is no longer intact and the outside has been inappropriately modified. However, it must also be said that the building design was never an architecturally significant one. The significance of this property is what occurred here, with many entertainment luminaries from the past having performed and entertained the local population, as well as visitors to the area.

Another factor to be considered regarding this section of Main Street is the steep uphill grade of the street, as one traverses it from Junction Street toward the municipal building, compared to the relatively “level” condition of most of the rest of Main Street. This steep gradient can make pedestrian movements, at times, more difficult for some people. The street does begin to flatten out as one approaches the former theater building and it remains relatively level until it begins a downward slope, several hundred feet past the municipal building, toward the Immaculate Conception Church



In summary, this part of Main Street has a number of interesting and potentially valuable properties associated with it. Clearly, the municipal building is an important Main Street anchor and activity generator and its presence there is essential to the future of Main Street. The other two properties, especially the former theater, have the potential to improve how Main Street is perceived and how it will function. The strategy as to how that can be achieved follows in the next few paragraphs

## **THE STRATEGY**

This portion of Main Street is zoned B-1. This zone and its requirements will remain in place until a more detailed set of regulations can be devised for this portion of Main Street

As noted in the Phase 1 section and other sections of this document, the reactivation of the former Franklin Theater could be a “game changer” for Main Street, if it is feasible. It is anticipated that a reactivated Franklin Theater could have a positive impact on the future of the entire Borough, not just Main Street, similar to what the Newton Theater has done for the Town of Newton. However, the obstacles to making that happen are significant but not necessarily insurmountable. This Plan supports the reactivation of a theater, with live productions and other entertainment functions - at this location - with a capacity of approximately 300 seats, together with various support and accessory activities and facilities. The goal is to restore the existing structure to the greatest extent possible but in keeping with 21<sup>st</sup> century standards, which may prevent a full and historically accurate restoration, especially with respect to the interior space. However, it will be important for the façade of the structure to be reasonably representative of the original design and for the end product to be an aesthetic asset for Main Street. Nevertheless, the possibility exists that the restoration goal may not be a realistic one and the existing building will need to be demolished, either entirely or partially. If so, this Plan is supportive of a replacement structure that would serve the same function as the theater building, had it actually been restored.

One of the key elements associated with the reactivation of the theater is parking. Phase 1 of this Plan will begin the effort to devise an overall parking strategy for the Main Street area. It is particularly important for that strategy to provide sufficient parking, for a 300 seat theater, within at least a 1000’ of that venue, since the amount of parking that can be accommodated on the theater site itself is minimal. There are several possibilities that can accomplish that goal but there are some limitations associated with each of them. The first option involves utilizing the municipal building parking area and expanding the number of parking spaces available there. That expansion might be accomplished by acquiring adjoining properties and / or utilizing municipally owned property to the rear of the Borough Hall, which is sometimes used now for overflow parking. However, the costs involved will not be insignificant. Furthermore, with respect to the area behind the municipal building, the topographic conditions will make pedestrian movements difficult for some. And it will also be important to have a well lit, clearly defined pedestrian network connecting that location with Main Street

Acquiring property adjacent to the theater may also be possible but the number of new spaces that could be added there would be minimal, due to the size of the properties and



topographic constraints. Another possibility involves acquiring one or more sites adjacent to High St and outside of the physical limits of this Plan, near its intersection with Junction, or entering into leasing arrangements with those property owners. However, there may be subsidence issues associated with this area that will make the construction of parking facilities difficult and expensive. There are several other possibilities that include utilizing existing parking facilities that are underutilized much of the time – such as the Jehovah’s Witnesses parking lot adjacent to Parker St., which would obviously require lease or easement arrangements with those property owners. Finally, as noted in connection with the municipal building parking lot, any off site parking area, separate and apart from the theater itself, will require adequate pedestrian facilities, which will allow theater patrons to access the theater safely and comfortably.

In summary, the theater as well as many other properties that will be associated with a revitalized Main Street will not be able to accommodate their individual demands for parking on their property alone. The only way to address the parking issue is for the municipality to pursue a **comprehensive parking strategy** for Main Street

With respect to the other Main Street properties that are included in Phase 3, their future is tied to the theater issue. With the theater in full operation, they should be valuable commodities ; without the theater, it is doubtful that they will have a value much beyond the status quo. This area right now is predominantly residential and while it is possible that a limited amount of commercial activity could return here, it is very doubtful that it can or should. It will be important to cluster as much new retail in the Junction to Hudson stretch of Main Street and not encourage it to be too dispersed. Consequently, without the theater reactivation this Plan anticipates this area remaining residential and it may be advisable to zone it for that purpose. The question still to be answered is what kind of residential? If and when Phases 1 and 2 get some traction and a market begins to develop for market rate housing along Main Street, this Plan would support the removal of many of these buildings, the combining of several lots and the construction of new multi family structures, at densities in excess of 25 units per acre. Any such residential development would have many conditions associated with it, which are beyond the scope of this Plan at this time. However, one important feature of any new Main Street multi family residential buildings should be a common entrance, rather than individual entrances at street level. The individual street level apartment entrances, as they currently exist along many portions of Main Street is something that conveys a poor image and should be prohibited in the future. This Plan also supports eliminating any of these existing individual entrances, whenever the opportunity presents itself to do so.

Another unique feature of the Phase 3 area is the former rail siding and storage building on the lot adjacent to the municipal building. There is obviously some history associated with this property, which could be another component in the strategy that emphasizes Franklin’s historic past. A portion of this site may also be important with respect to the parking strategy for Main Street. In terms of the long term use of this property, some type of retail function or even a residential use may be appropriate but it is beyond the scope of this Plan to offer specific standards.

Finally, the other components of Phase 3, at this time, include the following:

- Continue the implementation of an overall municipal parking strategy, as previously described herein
- Expand the municipal façade improvement program to include the Phase 3 area no later than 2021
- Allow the Pop Up retail program on a limited basis (identify specific lots where Pop Ups would be allowed) in the Phase 3 area, provided it has been successful as part of the other phases. The same location restrictions should apply to permanent retail businesses, as well
- Expand the municipal streetscape program to the Phase 3 area, as appropriate
- Continue other applicable components specified as part of Phase 1



## 9. CONSISTENCY REVIEW

As required by the NJ Redevelopment and Housing Law, this section describes the consistency between The Hospital Site Redevelopment Plan and various planning documents including the Franklin Borough Master Plan, as well as the master plans of contiguous municipalities, the Sussex County Master Plan, The Highlands Regional Master Plan and the New Jersey State Strategic Plan.

As already discussed in Section 2 of this document, Franklin Borough officials have spent many hours considering the future of the Main Street area, which include properties directly adjacent to Main Street as well as nearby properties, like the Zinc Mine site. And those deliberations are reflected in the contents of the planning documents discussed in Section 3 herein. Based on a review of those documents and the proposals contained in this Plan, there is no question that this document is consistent with the policies and objectives adopted by the Borough for this part of the community

In terms of this redevelopment plan's consistency with other planning documents, the only municipalities that are contiguous to Franklin are Hardyston Township, Ogdensburg, Sparta and Hamburg Borough and neither of those four municipalities are in close proximity to the Main Street area. This Plan, then, will have minimal or no impact on Hardyston Township and Hamburg Borough, primarily because of the physical separation that exists between the Main Street area and those two municipalities and the goal of simply revitalizing a portion of the Borough that has been in decline.

This Plan is also generally consistent with the remaining applicable planning documents – The Sussex County Master Plan, the Highlands Regional Master Plan and the NJ State Strategic Plan. However, it should be noted that Franklin Borough has chosen not to bring its planning policies into direct conformance with the Highlands Plan. Nevertheless, this Plan generally respects the environmental constraints that exist in this area and any development / redevelopment of the Main Street area will be required to comply with all New Jersey regulations pertaining to the protection of any environmentally sensitive areas – on site or off site. Also any steep slope areas that will be disrupted will comply with all of the regulations promulgated by the local soil conservation district.

With respect to the Sussex County Master Plan / Strategic Plan, that document recognizes the importance of increasing and strengthening the economic base of the communities with Sussex County but not at the expense of decimating the natural features that make Sussex County's natural environment second to none. This Plan seeks to achieve that delicate balance of providing for more economic development in appropriate locations, while at the same time setting aside areas as permanent open space, where appropriate

The NJ State Strategic Plan, as of the date of this redevelopment plan, has not yet been adopted and its projected adoption date is unknown. That plan is intended to replace the State Development and Redevelopment Plan that was much more complex and attempted more of a "micro management" approach than is true of the new State Strategic Plan. Just as this plan is consistent with the Sussex County Master Plan / Strategic Plan, it is also

consistent with the goals and objectives of this new approach by the State of New Jersey to guide development and redevelopment



## **10. ADMINISTRATIVE AND RELATED COMPONENTS OF THE PLAN**

In accordance with the provisions of the New Jersey Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 through N.J.S.A. 40A:12A-49, the Hospital Site Redevelopment Plan must adhere to certain procedural, legal and administrative requirements as described below:

### **Duration of Redevelopment Plan Restrictions**

The Redevelopment Plan and any modifications thereof shall be in force and effect for a period of twenty years from the date that the Borough Council first approves the Historic Main Street Redevelopment Plan. The termination of this redevelopment plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, national origin or ancestry.

### **Amendments to the Approved Redevelopment Plan**

This redevelopment plan may be amended from time to time in accordance with the provisions of the LRHL as same may be, from time to time, amended and supplemented.

### **Resident Relocation**

It is not anticipated, at this time, that the Borough will be required to be actively involved in the relocation of any current residents of the redevelopment area. If that fact changes, the Borough will comply with any relocation requirements that must be met

### **Property to Be Acquired**

This Plan does not anticipate the acquisition of any properties at this time. The intent is for all properties to be acquired and developed / redeveloped through private initiative and without any local government involvement

### **Redevelopment Agreements:**

The following restrictions and controls on redevelopment are statutorily imposed by the Local Redevelopment and Housing Law, in connection with the selection of a redeveloper or redevelopers and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force. The restrictions and restraints shall be implemented by appropriate covenants or other provisions in redeveloper agreements and/or disposition instruments.

- The redeveloper(s) will be obligated to carry out the specified improvements in accordance with the Historic Main Street Site Redevelopment Plan.
- The redeveloper(s), its successors or assigns shall devote land within the redevelopment / rehabilitation area to the uses specified in this redevelopment plan.

- The redeveloper(s) shall begin the development of said land for the use(s) required in this redevelopment plan within a period of time consistent with the project timetable set forth in the redevelopment agreement.
- No covenant, agreement, lease, conveyance, or other instrument shall be effected or executed by the redeveloper(s), the Borough Council, or the successors, lessees, or assigns of either of them, by which land in the redevelopment area is restricted as to sale, lease, or occupancy upon the basis of race, color, creed, religion, ancestry, national origin, sex or marital status.
- Neither the redeveloper(s) nor the Borough Council, nor the successors, lessees, or assigns shall discriminate upon the basis of race, creed, religion, ancestry, national origin, sex or marital status in the sale, lease or rental or in the use and occupancy of land or improvements erected or to be erected thereon, or any part therein. All agreements, leases, deeds and other instruments from or between the Borough Council or its redevelopment entity and to or with a redeveloper shall contain a covenant running with the land requiring that the owner shall construct only the uses established in the current redevelopment plan; a provision requiring the redeveloper to begin the building of improvements for those uses within a period of time which the Borough Council or the redevelopment entity fixes as reasonable.

This concludes The Historic Main Street Redevelopment Plan



# APPENDIX A

PROPERTY IDENTIFICATION DATA  
REFER TO EXHIBIT 1

# APPENDIX B

## DESIGN SATNDARDS



## DESIGN STANDARDS

### 1 *Standards for Walls*

- Building Walls shall be finished in stone, brick, stucco, decorative stone or block, cast stone (not exposed concrete block) wood shingle, and wood or Hardiplank Clapboard.
- Vinyl siding is permitted but should be minimized where visible from roads, parking areas and any adjoining properties.
- Arches and piers shall match the building wall material.
- Columns and posts shall be made of wood, metal, brick, cast stone, or site-cast concrete, or similar-quality material.
- Frontage walls and porches shall match the associated building material.
- Frontage fences shall be made of wood pickets, vinyl, or metal in a cast-iron style.
- Yard fences (for side and rear yards) shall be made of closed wood boards, masonry, trellis, lattice, or some combination thereof. Fences may have stucco, brick or stone bases and columns. Vinyl fences are permitted if they complement the architectural scheme of the proposed development.
- Building walls shall show no more than two primary materials in addition to the basement, excluding trim. Wall materials shall change only along a horizontal line, with the heavier-looking material below the lighter.
- Stucco shall be cement and may be integral color or painted. Finish shall be smooth sand-finish.
- Wood or Hardiplank shall be in the pattern of clapboard, drop-siding, shingle, or board-and-batten, and shall be painted or stained.
- Trim shall be a minimum of grade 'B' lumber, Harditrim, Symwood, or Fypon or equivalent and shall not exceed 1 inch in depth or 6 inches in width at corners and around openings, except at the front entrance, which may be any size or configuration.
- Posts shall be no less than 4 x 4 inches in dimension.
- Frontage fences shall be no more than 3 ft. tall, and shall be colored white, black if metal

### 2. *Standards for Attachments*

- In all applications, Hardiplank, vinyl, or similar quality cement-based products may be used in place of wood.
- Chimneys, where visible, shall be brick, stone, or stucco.
- Flues shall be clay tile, or galvanized metal left natural or painted black.
- Decks shall be made of wood or vinyl composite and located within rear yards only.
- Awnings, if lightweight, shall be a light metal armature stretching a non-translucent canvas membrane.

- Balconies and railings shall be made of stone, wood, metal or Fypon.
- Balconies shall be visibly supported by brackets and shall not exceed 3 feet in depth.
- Railings shall have top and bottom rails centered on the balusters.
- Bottom rails shall clear the floor. Maximum baluster spacing shall be 4 inches clear.
- Postal numbers shall be placed on the principal building facades and on the alley and rear lane.
- Awnings shall be sloping rectangles without side or bottom panels.
- Yard machinery, including HVAC and utility meters shall be placed where least visible from public rights-of-way.
- Yard equipment such as satellite dishes, play equipment, hot tubs, and the like shall not be placed where visible from public rights-of-way.
- Trash containers shall be located within permanent enclosures when not within an alley or rear parking area

### 3. *Standards for Roofs*

- In all applications, Hardiplank or similar quality cement-based products may be used in place of wood.
- Sloped roofs shall be clad in asphalt shingles in the brown to grey range, slate, copper, galvanized metal, concrete tile, or wood shingles or shakes.
- Gutters, downspouts and projecting drainpipes shall be made of galvanized metal or painted aluminum.
- Principal roofs, where sloped, shall be a symmetrical gable or hip between 3:12 and 12:12. Flat roofs shall be surrounded by a horizontal parapet wall no less than 2.5 feet high from the roof deck.
- Ancillary roofs may be sheds angled no less than 3:12.
- Overlapping gables (one sitting in front of another) are permitted only when the smaller gable covers a porch.
- Dormers, if provided, shall be placed a minimum of 2 feet from side building walls, or flush with side building walls, and shall be no larger than the window and its framing.
- Rafter tails shall not be exposed.
- Roof penetrations, including vent slacks, shall not be placed on the frontage roof slope and shall match the color of the roof.
- Skylights shall be flat.

### 4. *Standards for Openings*

- In all applications, Hardiplank or similar quality cement-based products may be used in place of wood.
- Residential windows shall be made of wood, vinyl-clad wood, aluminum clad wood or high-quality vinyl, and shall have clear glass.
- Shutters shall be made of painted wood, Hardiplank or Fypon, or PVC.



- Muntins shall be true divided panes or fixed on both the interior and exterior surfaces. Double-glazed windows with surface muntins shall have internal spacer bars centered on muntins.
- Shutters shall be either louvered or paneled, sized and shaped to match the associated openings.

